

030.0

0001

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

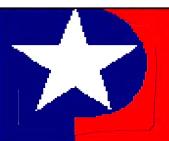
975,000 / 975,000

USE VALUE:

975,000 / 975,000

ASSESSED:

975,000 / 975,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
69-71		FOSTER ST, ARLINGTON

OWNERSHIP

Owner 1: SASSO VIRGINIA C	Unit #:
Owner 2: LIFE ESTATE	
Owner 3:	

Street 1: 71 FOSTER STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: SASSO VIRGINIA C -
Owner 2: -
Street 1: 71 FOSTER STREET
Twn/City: ARLINGTON
St/Prov: MA

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,629 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2364 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5629		Sq. Ft.	Site		0	80.	1.05	1									471,098						471,100	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5629.000		498,800		5,100		471,100		975,000							
Total Card							0.129		498,800		5,100		471,100		975,000		Entered Lot Size					
Total Parcel							0.129		498,800		5,100		471,100		975,000		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		412.44		/Parcel:		412.4		Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID										Parcel ID		030.0-0001-0013.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	104	FV	499,000	5100	5,629.	471,100	975,200	975,200	Year End Roll	12/18/2019			
2019	104	FV	372,500	5100	5,629.	500,500	878,100	878,100	Year End Roll	1/3/2019			
2018	104	FV	372,500	5100	5,629.	365,100	742,700	742,700	Year End Roll	12/20/2017			
2017	104	FV	349,300	5100	5,629.	318,000	672,400	672,400	Year End Roll	1/3/2017			
2016	104	FV	349,300	5100	5,629.	270,900	625,300	625,300	Year End	1/4/2016			
2015	104	FV	311,200	5100	5,629.	265,000	581,300	581,300	Year End Roll	12/11/2014			
2014	104	FV	311,200	5100	5,629.	217,900	534,200	534,200	Year End Roll	12/16/2013			
2013	104	FV	323,800	5100	5,629.	207,300	536,200	536,200		12/13/2012			

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SASSO VIRGINIA	37106-36		11/20/2002	Family		1	No	No	
	18115-520		5/1/1987			99	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2008	868	Manual	1,876					replace garage doo
8/14/2001	560	Porch	14,600	C				REBUILD PORCH AND
2/9/1995	50	Manual	2,500					REPLACE SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2017	MEAS&NOTICE	HS	Hanne S
5/8/2009	Measured	189	PATRIOT
3/21/2000	Inspected	263	PATRIOT
2/24/2000	Measured	264	PATRIOT
8/9/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average	SCUTTLE HOLE.														
Sty Ht:	2 - 2 Story			A Bath:		Rating:																
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:																
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:		Rating:																
Prime Wall:	4 - Vinyl			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	2 - Hip			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average	1st Res Grid Desc: Line 1 # Units: 2														
Color:	BEIGE			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:				Frl:		Rating:																
GENERAL INFORMATION				WSFlue:		Rating:		Other														
Grade:	C - Average			CONDOS INFORMATION				Upper														
Year Blt:	1922	Eff Yr Blt:		Location:				Lvl 2														
Alt LUC:		Alt %:		Total Units:				Lvl 1														
Jurisdct:	G10	Fact:	.	Floor:				Lower														
Const Mod:				% Own:				Totals	RMs:	10	BRs:	4	Baths:	2	HB							
Lump Sum Adj:				Name:				REMODELING				RES BREAKDOWN										
INTERIOR INFORMATION				DEPRECIATION				Exterior:	No Unit	RMS	BRs	FL										
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Interior:	2	5	2											
Prim Int Wall:	2 - Plaster			Functional:		%		Additions:														
Sec Int Wall:		%		Economic:		%		Kitchen:														
Partition:	T - Typical			Special:		%		Baths:														
Prim Floors:	3 - Hardwood			Override:		%		Plumbing:														
Sec Floors:		%		Total:	18.6	%		Electric:														
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Heating:	2	10	4											
Subfloor:				Basic \$ / SQ:	170.00			General:														
Bsmnt Gar:				Size Adj.:	1.09416246			COMPARABLE SALES														
Electric:	3 - Typical			Const Adj.:	0.98980200			Rate	Parcel ID	Typ	Date	Sale Price										
Insulation:	2 - Typical			Adj \$ / SQ:	184.111																	
Int vs Ext:	S			Other Features:	101500																	
Heat Fuel:	2 - Gas			Grade Factor:	1.00																	
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																	
# Heat Sys:	2			NBHD Mod:																		
% Heated:	100	% AC:		LUC Factor:	1.00																	
Solar HW:	NO	Central Vac:	NO	Adj Total:	612829				Juris. Factor:	1.00	Before Depr:	184.11										
% Com Wall:		% Sprinkled:		Depreciation:	113986				Special Features:	0	Val/Su Net:	127.77										
				Depreciated Total:	498843				Final Total:	498800	Val/Su SzAd:	211.00										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 030.0-0001-0013.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D	Y		120X20	A	AV	1922		21.25	T	40	104			5,100		5,100				
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100		AssessPro Patriot Properties, Inc												